



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT VARIANCE PERMIT PLDVP20250277

To: Janet McPhee

1. This Development Variance Permit applies to the land described below:

LOT A, SECTION 8, RANGE 2 WEST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT PLAN 10174 (PID: 005-203-040)

2. Salt Spring Island Land Use Bylaw 355, 1999 is varied as follows:

- a) Subsection 4.3.2 which states that “no building or structure except a fence, pumphouse, public utility structure or underground utility may be constructed within the following setbacks from lot lines or road access easements:
(1) Setback from front lot line: 7.5 m
(3) Setback from interior side lot line: 3.0 m
Is varied to allow the siting of:
The existing house with the proposed addition within 0.69 m from the interior side lot line and 5.56 m from the front lot line.
A Garage within 1.0 meter from the front lot line.
- b) Subsection 4.4.1 which states that *No building or structure except a fence, pumphouse or boathouse may be sited within 15 m of the natural boundary of any water body*, is varied to allow the siting of:
A Garage within 8.1 meters distance from the natural boundary of a water body.
- c) Buildings varied on the site shall be consistent with Schedule ‘A’ which is attached to and form part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of Salt Spring Island Land Use Bylaw No. 355, 1999 and to obtain other approvals necessary for completion of the proposed development, including approval of the Capital Regional District and Ministry of Transportation and Infrastructure.

AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF [MONTH], [YEAR].

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF [MONTH], [YEAR (2 YEARS FROM DATE OF ISSUANCE)] THIS PERMIT AUTOMATICALLY LAPSES.

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
PLDVP20250277

SCHEDULE 'A'

Site Plan

**SITE PLAN OF LOT A, SECTION 8, RANGE 2 WEST, NORTH
SALT SPRING ISLAND, COVICHAN DISTRICT, PLAN 10174**

PLD 005-203-440



The intended lot size of the plan is 60m x 16m by 4.20m in

Plan 10174, Salt Spring Island, B.C.

All dimensions are in metres and fractions

Printed, unless otherwise noted

Scalebacks are derived from the surveyor's plan

June 20, 2005, and have been measured from this date

The scale addressed on the drawing is:

1:10 Transverse Sheet, Salt Spring Island, B.C.

The following environmental changes are shown on the current

conditions of the land and may affect the property:

ARM006 - UNIVERSAL SURFACE RIGHTS

EST104 - RESTRICTIVE COVENANT

LEGEND

- dashed line: Fenceline
- dashed line: District Boundary
- dashed line: District Utility Line
- dashed line: District Anchor
- dashed line: District Non-Boundary Line (Plan 10174)

This plan shows the natural boundary
according to Plan 10174 and an option
on the location of the present natural
boundary, where or when necessary. The 10174
may not reflect the current extent of this



**LOT B
PLAN 10174**

**LOT A
PLAN 10174**

This document shows the relative location of the surveyed
boundary and features with respect to the location of the
above property lines or property corners.
Feature blocks are descriptive. The user is encouraged to refer
to the appropriate and use Surveyor's Apportionment Definitions.
Polaris Land Surveying 2005 has accepted no responsibility or
liability for any damage that may be suffered by third party
as a result of any disclosure made, or actions taken based on
this document.

©Polaris Land Surveying 2005 Inc. 2005. All rights reserved.
No person may copy, reproduce, transmit or alter this document
without the written consent of the surveyor or the owner of the
property and Surveying 2005 Inc.

The site plan is Certified Current as of the 20th day of June, 2005
of Salt Spring Island, B.C., 2005.

Jordan L. Lebo, NAUQCO

202.51.002.081.1534

07/00

Date: 2025-07-00
Drawing: 425-21-SITE Map
Layout: C-202



Jordan Lebo L. Line, B.C.L.S. #205

www.polaris.ca